

Village of Irvington  
Zoning Board of Appeals

Minutes of Meeting held April 25, 2000

A meeting of the Zoning Board of Appeals of the Village of Irvington was held at 8:00 P.M., Tuesday, April 25, 2000, in the Trustees' Meeting Room, Town Hall, Irvington, N.Y.

The following members of the Board were present:

Louis C. Lustenberger, Chairman  
Robert Bronnes  
Bruce E. Clark  
Robert C. Myers  
George Rowe, Jr.

Mr. Lustenberger acted as Chairman and Mr. Rowe as Secretary of the meeting.

There were four matters on the agenda, one a continuation and three new matters:

Continuations

2000-02      Frank Martucci & Robert A. & Katherine Mackie -  
33 Matthiessen Park, Irvington, NY (Sheet 2, Lots  
P109/P12)

## New Matters

- 2000-04     Joseph & Susan Giamelli - 5 Cindy Lane, Irvington, NY (Sheet 13; Lot P131)
- 2000-05     Peter & Laura Lilienfield - 14 Hillside Terrace, Irvington, NY (Sheet 10D; Block 243; Lots 7, 32 & 33)
- 2000-06     Neal & Carol Barlia - 49 Station Road, Irvington, NY (Sheet 7A; Block 234; Lots 9, 10 & 11)

The Martucci/Mackie matter and the Giamelli matter were adjourned to the next meeting of the Board on May 16, 2000.

## Lilienfield

The Lilienfields seek a variance from the side yard setback requirements of the Code to permit construction of a two story addition to their residence, which lies in the Cedar Ridge area.

The Lilienfields were represented by Christina Griffin, Architect. The Board had received a letter from Asdo and Keiko Hirano, neighbors, stating that they have no objection to the granting of the variance, and a series of drawings - a plot plan, basement, first and second floor plans and exterior elevations, all prepared by Ms. Griffin,

as well as a survey of the property prepared by Paul J. Petretti, Civil Engineer and Land Surveyor, Dobbs Ferry, New York.

Ms. Griffin explained that the purpose of the addition was to enlarge the kitchen, to permit a breakfast area, and to provide an upstairs bedroom on the second floor. She noted that the changes were consistent with the buildings in the neighborhood - the Cedar Ridge area. Ms. Griffin explained that the addition, which extends to the east, will align with the non-conforming wall of the existing residence, and thus extend by about 5' the existing wall which has an 8' 6" setback instead of the 15 feet required by the Code. The drawings show that the roof line of the 2-story addition will be lower than the roof line of the existing residence. The Chairman took into account the factors that the Board must weigh in determining whether or not to grant a variance, stating that he was of the opinion that the factors weigh in favor of the applicants here and moved that the variance be granted. The motion was duly seconded and unanimously adopted.

## Barlia

Mr. and Mrs. Barlia seek a variance from the front and side yard setback requirements of the Code to permit the construction of an entry to the house and an open wood deck on the side of the house. The Barlias were represented by Pat Steinschneider, a principal in Gotham Design Ltd., Dobbs Ferry, New York. Mr. Steinschneider presented a location map and a site plan.

The Board had no immediate concern with the entranceway, as it is a very modest addition to the building and faces Station Road. Between the line of the Barlias property and the road is a 30' Village easement which is presently unimproved and makes the small entry addition even less significant than it would otherwise be. The entranceway will eliminate the present set-up, where the front door opens directly into the house.

The deck, as explained by Mr. Steinschneider, presently extends out 20 feet from the west side of the house, is used extensively by the Barlias, and affords a pleasant view of Barney Brook. The new deck will extend

out from a planned addition to the house, and will be of approximately the same size as the existing deck. But it will encroach on the side yard setback requirements by about 5 ½ feet, i.e., there will be a 9' 5" side yard setback instead of the 15 feet required.

The incursion includes a small additional structure attached to the deck in order to accommodate a grill.

In effect, the drawings indicate that the new deck will be attached to the new addition, and will replace and be substantially the same size as the old deck, but, because of the intervention of the new addition to the house, will of necessity extend into the side yard setback reserve.

Some members of the Board were concerned as to the necessity for such an incursion into the side yard setback requirements, and, at their request, the hearing was adjourned to the May 16 meeting of the Board to give

members a further opportunity to inspect the premises.

There being no further business to come before the meeting, it was, upon motion duly made and seconded, unanimously adjourned.

A handwritten signature in cursive script, reading "Geo Rowe".

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George Rowe, Jr.